061.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,079,500 / 1,079,500
					USE VALUE:	1,079,500 / 1,079,500
					ASSESSED:	1,079,500 / 1,079,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HILL GORDON W
Owner 2:	CARLSON-HILL LISA
Owner 3:	
Street 1:	175 LOWELL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 18,382 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1885, having primarily Wood Shingle Exterior and 2126 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18382.000	432,700	800	646,000	1,079,500
Total Card	0.422	432,700	800	646,000	1,079,500
Total Parcel	0.422	432,700	800	646,000	1,079,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.76 | /Parcel: 507.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	40440
GIS Ref	
GIS Ref	
Insp Date	10/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 061.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	432,700	800	18,382.	646,000	1,079,500	1,079,500	Year End Roll	12/18/2019
2019	101	FV	325,300	0	18,382.	636,800	962,100	962,100	Year End Roll	1/3/2019
2018	101	FV	325,300	0	18,382.	489,100	814,400	814,400	Year End Roll	12/20/2017
2017	101	FV	325,300	0	18,382.	461,400	786,700	786,700	Year End Roll	1/3/2017
2016	101	FV	325,300	0	18,382.	424,500	749,800	749,800	Year End	1/4/2016
2015	101	FV	301,600	0	18,382.	396,800	698,400	698,400	Year End Roll	12/11/2014
2014	101	FV	301,600	0	18,382.	365,500	667,100	667,100	Year End Roll	12/16/2013
2013	101	FV	301,600	0	18,382.	365,500	667,100	667,100		12/13/2012

!5320!

PRINT

Date	Time
12/10/20	20:13:37

LAST REV

Date	Time
07/31/19	11:39:18
apro	

USER DEFINED

Prior Id # 1:	40440
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5320

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARLSON WERNER/	28770-506		6/29/1998		210,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2005	736	Addition	140,000	C		G7	GR FY07	demo kit mdrm & bl
5/28/2003	397	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	CC	Chris C
3/5/2009	Meas/Inspect	372	PATRIOT
11/9/2000	Hearing Chag	153	PATRIOT
4/18/2000	Inspected	270	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	163	PATRIOT
3/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18382		Sq. Ft.	Site		0	70.	0.50	6			Shape	-5					646,016						646,000	

Total AC/HA:	0.42199	Total SF/SM:	18382	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	646,016	Spl Credit		Total:	646,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14388514
Const Adj.:	0.99792004
Adj $ / SQ:	148.396
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453594
Depreciation:	20865
Depreciated Total:	432729

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

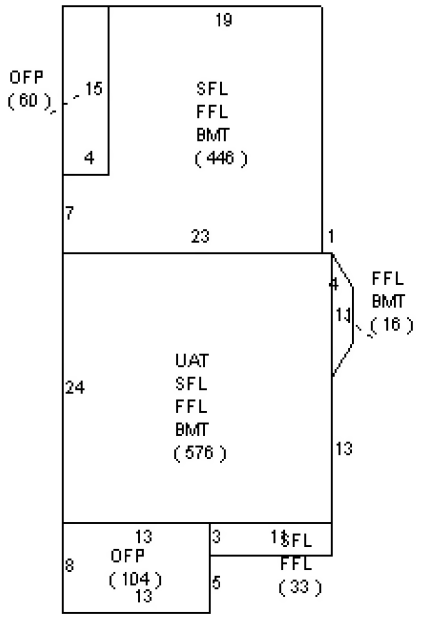
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.40
Special Features:	0	Val/Su Net:	124.63
Final Total:	432700	Val/Su SzAd	203.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,071	148.400	158,932
SFL	Second Floor	1,055	148.400	156,558
BMT	Basement	1,038	44.520	46,210
OFP	Open Porch	164	26.510	4,347
UAT	Upper Attic	144	59.360	8,548

Net Sketched Area:	3,472			Total:	374,595
Size Ad	2126	Gross Are	3904	FinArea	2126

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 061.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						
19	Patio	D	Y	1	12X20	A	AV	2000	3.81	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800